

## Broadview/Bitter Lake/Haller Lake NAC Meeting Agenda

Wednesday, December 14, 2011 6:30pm-8:30pm

Bitter Lake Community Center

13035 Linden Ave N., 98133

### Attendees

#### **NAC Members:**

Dan Stern, Fran Clifton, Gloria Butts, Joseph Monda, Philip Junkins, Richard L. Dyksterhuis, Wayne Parks

**Partner:** Mark Goodman (Community Attributes)

**City Staff:** David Goldberg (DPD), Sebhat Tenna (DON)

- Rick Barrett has missed more than three meetings. Sue has also stated she will not be able to regularly participate, but suggested her husband could take her place when she is unable to attend. NAC members okayed this change.
- NAC member asked how many more meetings were scheduled for the NAC.  
David explained there would be a January and February meeting to give feedback on goals and policies document. Questionnaire is available online at <https://www.surveymonkey.com/s/B3VB3DC>
- NAC member stated information on next community meeting needs to go out to the media.  
***City staff will follow up with Dale Johnson, Broadview Community Council Communication Lead.***

### **Review and Provide Guidance on Greenwood Ave Business Districts Strategies** **(David Goldberg)**

- Group agreed they would like more sidewalks and better looking business area, but not rezoning to encourage more business development.
- Design guidelines can also help describe what community would like to see in the way of business development. 125<sup>th</sup>, 143<sup>rd</sup>/145<sup>th</sup> and 1<sup>st</sup> and Roosevelt area were discussed. NAC member stated much more could be done at 125<sup>th</sup>.
- NAC member questioned where predicted growth for city could go. NAC members discussed multi-family housing projects in the area.
- NAC member voiced concern over lack of discussion about school quality in the area.  
David stated that city's ability to influence schools was limited.
- NAC member stated the area never got many of the original plan recommendations enacted and felt the city largely ignored the neighborhood's requests. Current planning effort is very narrowly focused and ignores the rest of the plan area.  
David stated the initial plan is still in existence and alive.

NAC member stated that even though the focus was narrow, what they were trying to accomplish was still important.

- NAC member stated businesses in mixed-use development at 143<sup>rd</sup> had not done very well.
- Best to concentrate retail, rather than spread thin. Should focus on specific areas. Much of Greenwood Ave is zoned for 30 ft. and multi-family housing.
- Most single family housing is owner occupied. Some owners located close to businesses might welcome zoning change if it allowed them to sell at a profit and move elsewhere.

***Recommendations are to not expand single family zoning and to grant minimal increase in height.***

- Rents along Greenwood are not high enough to justify 6-7 story residential units. Property is fairly high-priced in the area. Area lacks sidewalks. These factors may stymie development. South of 105<sup>th</sup>, where development is easier.
- NAC member suggested surveying residents in the area.

### **Update on Real Estate Economics Work (Mark Goodman, Community Attributes)**

- Developed pro-forma for hypothetical development:
  - Rate of growth is a key factor. The area currently has a low vacancy rate, but lower rents than other north end neighborhoods.
  - Looked at three possible sites; two multi-family and a mixed-use development. Utilized data from Makers. These developments would have the potential to be advantageous or transformative to the community. Owners of properties may or may not be interested in developing these sites.
- Mark described the various hypothetical developments.
  - Rents would need to be \$1,000+ for a one-bedroom apartment for a larger development. New developments in the Pike/Pine corridor are going for \$1,500 per month for a studio for comparison.
- NAC member stated traffic is going through Linden to avoid Aurora. Need to be conscious of affects on traffic patterns.
- Mark shared numbers on net increases necessary for various types of developments.
  - Strategies: residential growth, increased spending by current residents, capturing residents from outside the area.
- NAC member asked about number of jobs generated by various developments. David estimated approximately 100 jobs would be created by a large development.
- Large anchor tenants make or break a development. These are necessary to support smaller boutique type shops in developments. Office development is tougher than residential/commercial and is dependent on very specific factors.

***David asked NAC members to provide feedback on this information, as it will be an appendix to plan update.***

- NAC member stated the language is a bit confusing and might want to target it to the consumer/renter, rather than a developer mentality. Terminology related to various types of retail is also confusing.

***David stated strategy would be discussed further at the next meeting.***

## **Draft Neighborhood Plan Organization & Content (David Goldberg)**

- David shared current skeleton of the plan update:
  - Suggested an executive summary, what we heard, vision and summary of key priorities.
  - The document will also include graphics and sidebars, as well as a healthy communities perspective.
  - NAC members' role and process will be explained.
  - Next section is goals and policies.
  - Linden Ave Town Center, Complete Streets, Aurora Avenue, Community Building and a possible section on utilities/drainage will be the highlights.
- NAC members agreed that a section on utilities/drainage was important.
- Sebhat suggested using language the community could understand and stress that the document captured the community's goals.
- David used Complete Streets section as an example of how each section would flow.
  - Specific examples would be used.
  - Each section would have an introductory paragraph, goals and strategies, along with graphics and sidebars.
- NAC members felt it was a good plan overall.

***David will share a Word document with NAC members for further comments.***